

632
RUSSELL
STREET

COVINGTON, KY



Shawn W. Masters

Realtor®

859.393.0383

shawn@wesellnky.com

**Comey &
Shepherd**
REALTORS®

Rebecca Weber

Executive Sales Vice President

Licensed in Ohio & Kentucky

513.676.1432

rebecca@rebeccaweber.com

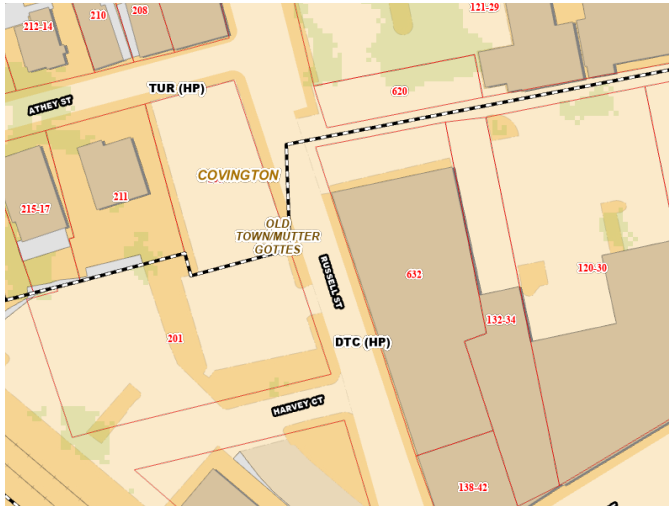
ABOUT THE PROPERTY



632 Russell Street, formerly Germania Hall, was transformed in 2009 into a modern Class A office building for medical startups. The 18,000 sq ft space includes 3 existing tenants and 41 parking spaces across 3 parcels. It retains its curved tin ceilings, offering mezzanine offices with interior glass walls and great views. The building features advanced security, a private elevator, and a reception desk for discretion. Located in Downtown Covington, it is within walking distance to Mainstrasse, Licking Riverside, Downtown Cincinnati, and two blocks from the new IRS site development. This is an exceptional opportunity to bring your business to be a part of all the amazing things happening in Covington.



ABOUT THE PROPERTY



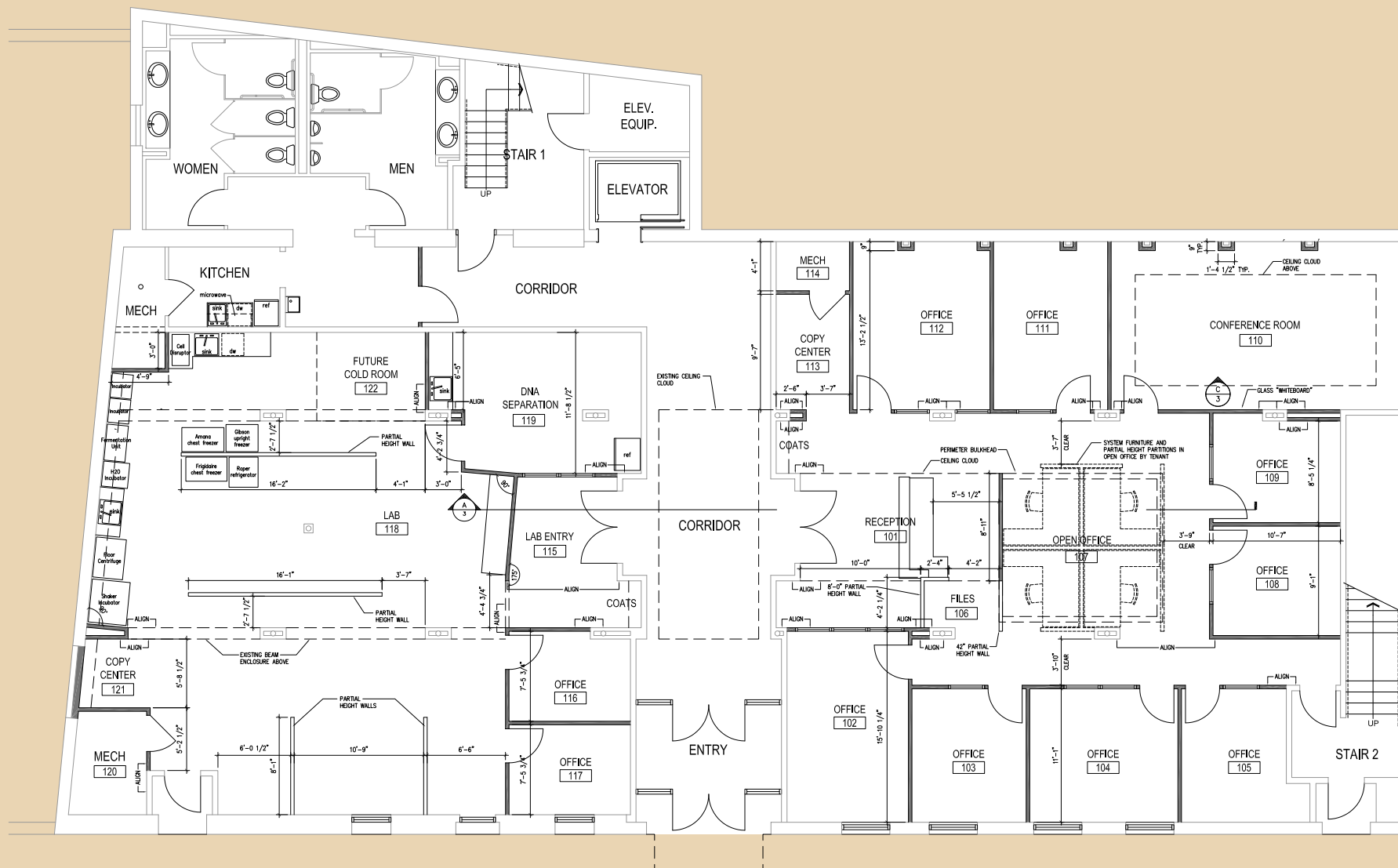
- 18,000 square feet
- Three Parcels
- 41 Parking Spaces
- Three tenants, currently fully leased
- Elevator Building
- Fully secured spaces
- Front Desk
- DTC-HP Zoning



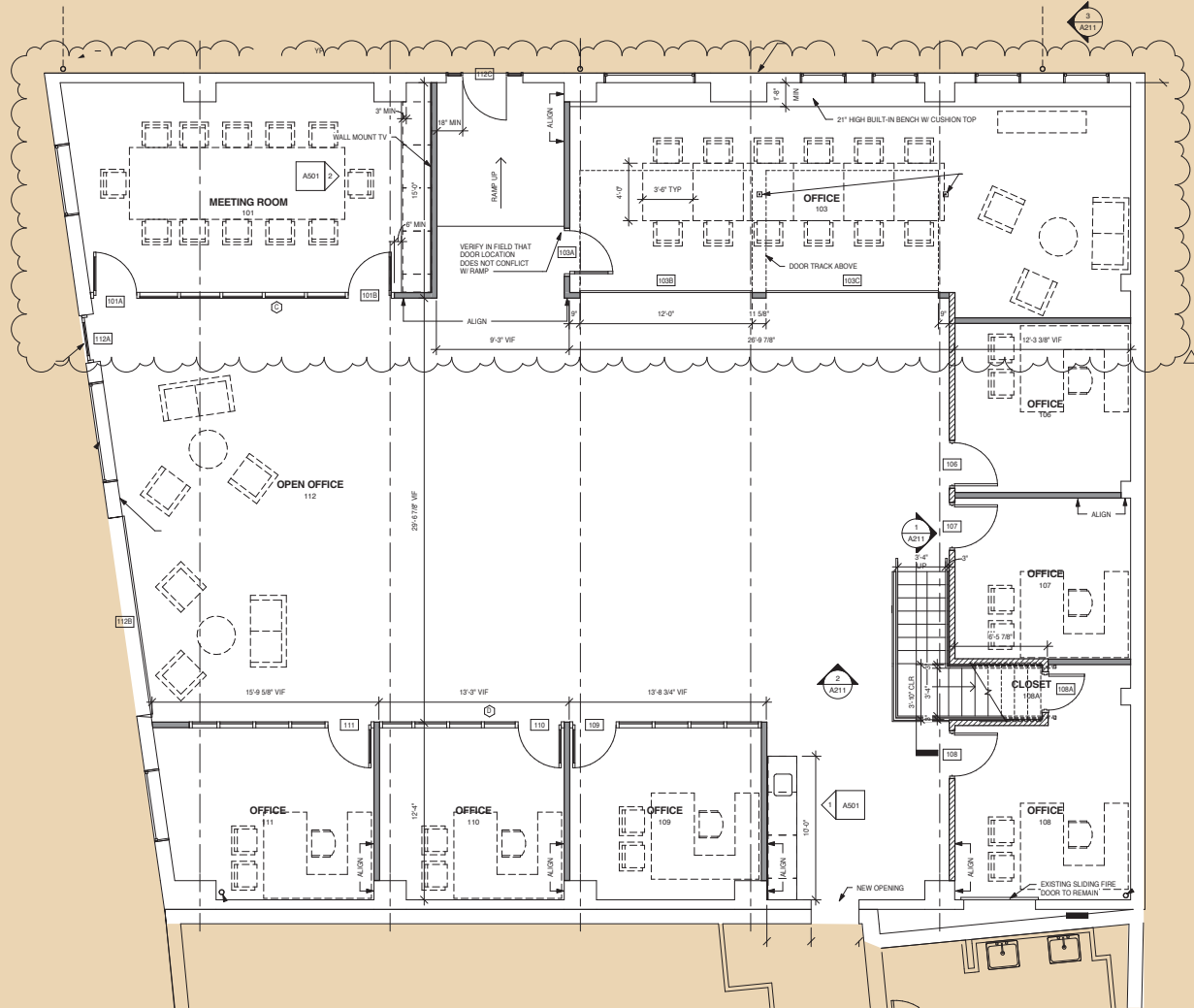
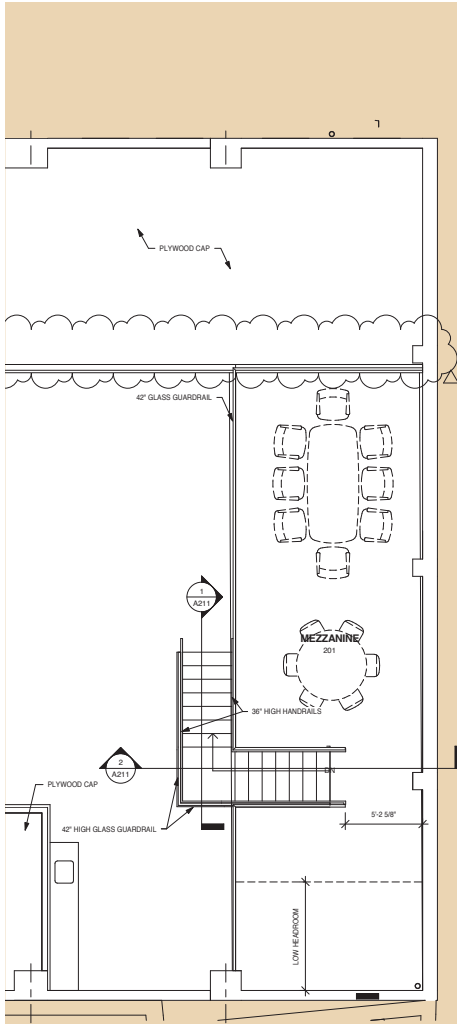
ABOUT THE PROPERTY



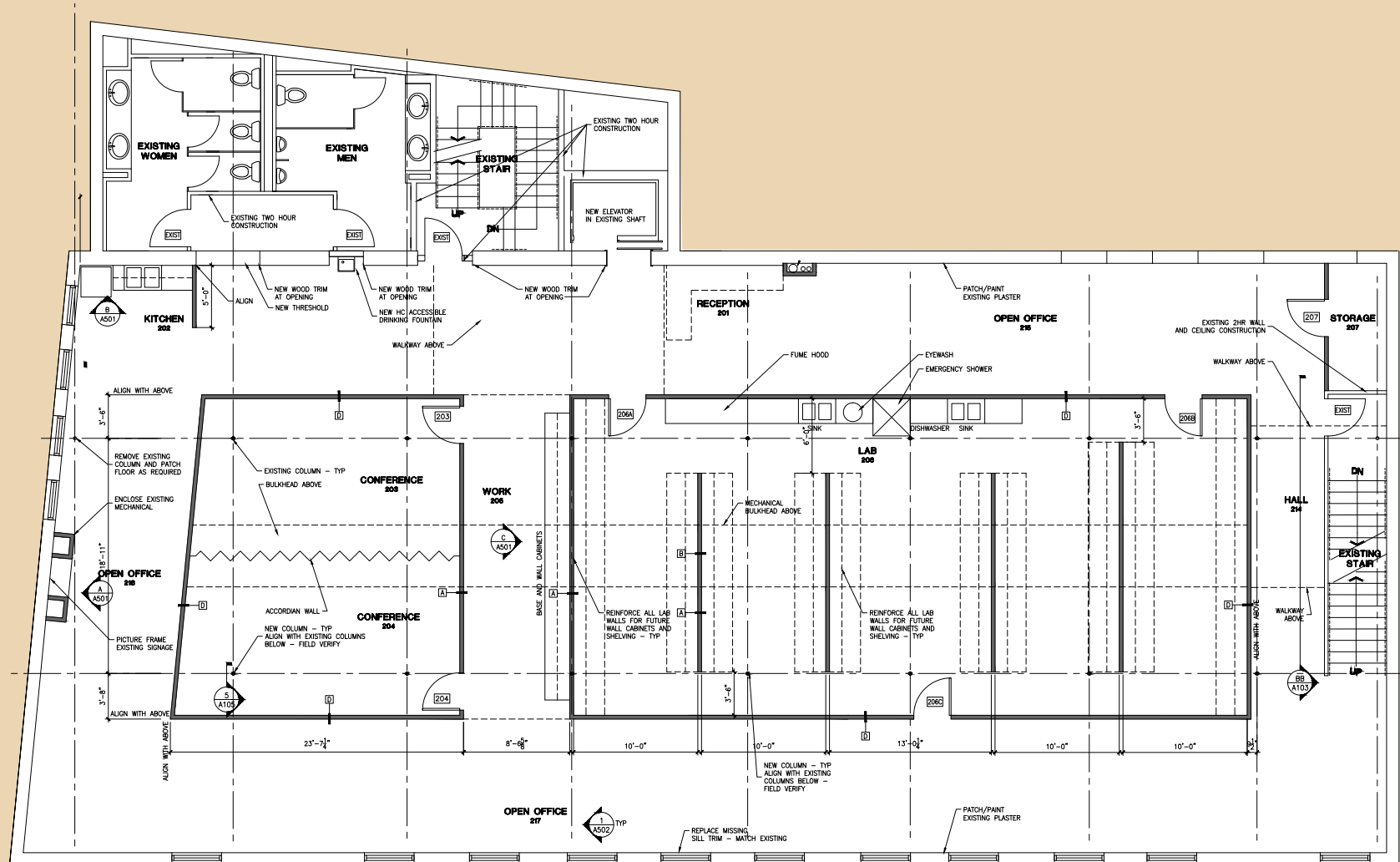
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

